061.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	688,600 / 688,600
					USE VALUE:	688,600 / 688,600
					ASSESSED:	688,600 / 688,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
167		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAGUIRE SUZANNE W	
Owner 2:		
Owner 3:		
Street 1:	167 LOWELL STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474 Type:	

PREVIOUS OWNER

Owner 1:	RAUGHLEY NATHANIEL/ETAL -
Owner 2:	MEINKE ANNE L -
Street 1:	167 LOWELL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1492 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	309,500		379,100	688,600
Total Card	0.093	309,500		379,100	688,600
Total Parcel	0.093	309,500		379,100	688,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.53 | /Parcel: 461.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	40431
GIS Ref	
GIS Ref	
Insp Date	11/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 061.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	309,500	0	4,050.	379,100	688,600	688,600	Year End Roll	12/18/2019
2019	101	FV	226,600	0	4,050.	373,600	600,200	600,200	Year End Roll	1/3/2019
2018	101	FV	226,600	0	4,050.	287,000	513,600	513,600	Year End Roll	12/20/2017
2017	101	FV	226,600	0	4,050.	270,800	497,400	497,400	Year End Roll	1/3/2017
2016	101	FV	226,600	0	4,050.	249,100	475,700	475,700	Year End	1/4/2016
2015	101	FV	221,200	0	4,050.	232,800	454,000	454,000	Year End Roll	12/11/2014
2014	101	FV	221,200	0	4,050.	214,400	435,600	435,600	Year End Roll	12/16/2013
2013	101	FV	221,200	0	4,050.	214,400	435,600	435,600		12/13/2012

!5319!

PRINT

Date	Time
12/10/20	20:13:34

LAST REV

Date	Time
07/31/19	11:40:32
apro	
5319	

USER DEFINED

Prior Id # 1:	40431
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAUGHLEY NATHAN	66383-188		11/16/2015		539,000	No	No		
COLLAZZO PAUL D	32404-514		2/23/2001		375,000	No	No		
O`CONNOR JOHN F	28204-547		2/20/1998		222,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2016	2163	Solar Pa	2,000	C				
5/9/2016	599	Addition	84,000					Kitchen addition r
9/18/1995	546	Manual	1,500					REPLACE STEPS

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	Inspected	CC	Chris C
10/26/2018	MEAS&NOTICE	CC	Chris C
7/13/2016	Sales Review	PT	Paul T
12/4/2008	Meas/Inspect	294	PATRIOT
4/20/2001	MLS	MM	Mary M
2/5/2000	Inspected	197	PATRIOT
1/13/2000	Mailer Sent		
1/7/2000	Mailer Sent		
7/29/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

Total AC/HA: 0.09298 | Total SF/SM: 4050 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 379,051 | Spl Credit | Total: 379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	87790
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	380179
Depreciation:	70713
Depreciated Total:	309466

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

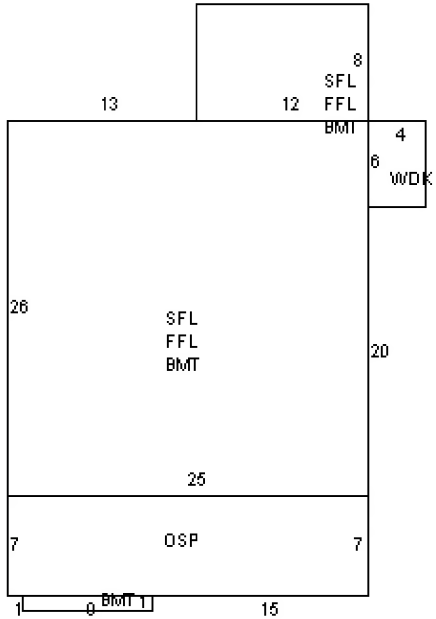
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.05
Special Features:	0	Val/Su Net:	126.53
Final Total:	309500	Val/Su SzAd	207.44

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	755	50.110	37,836
FFL	First Floor	746	167.050	124,616
SFL	Second Floor	746	167.050	124,616
OSP	Screen Porch	175	28.230	4,941
WDK	Deck	24	15.840	380

Net Sketched Area:	2,446	Total:	292,389
Size Ad	1492	Gross Are	2446	FinArea	1492
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

061.0-0002-0001.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	